

5.1 - TPO 3 of 2022

PROPOSAL: TPO 3 of 2022 was served in response to the continued development proposals to the site that took little or no regard for the woodland setting and the amenity benefits that it offered.

LOCATION: Bluebell Paddock is situated to the west of the A227 Gravesend Road, Hodsoll Street, between Oak Farm House and Rough Lea.

WARD(S): Hartley & Hodsoll Street.

ITEM FOR DECISION

TPO 3 of 2022 has been served to avoid unnecessary tree removals as a result of the possible development and formalisation of the site.

RECOMMENDATION: That TPO 3 of 2022 is CONFIRMED WITHOUT AMENDMENT.

Description of Site

- 1 The woodland area as described above consists of mixed deciduous woodland with underlying scrub. A wooden gate entrance is located to the northern frontage with a wide track leading from it to the rear of the site and an open space which is fairly void of trees.

Constraints

- 2 The following constraints apply:
 - TPO 03 of 2022.
 - Ancient & Semi-Natural Woodland
 - Metropolitan Green Belt.

Amenity Value and Visibility of the woodland.

- 4 This small private woodland is located to the east of the A227 Gravesend Road. The dense mixed species foliage is growing up to the highway and as such is clearly visible to passers-by from the busy "A" road and by local residences.

Representations

- 5 One objection to the order has been received from a Mr Tony Searles, the agent for Mr T Hilding, the owner.

- 6 Mr Searles objection is in three parts;

1. The provisional order covers a blanket area that no trees exists on

2. The area that has the trees within has several diseased and dead trees.
3. The amenity value of the trees is subjective and has not been fully assessed.

Appraisal.

Consideration of Objections.

- 7 1. An area to the rear of the land known as Bluebell Wood is fairly devoid of trees. This area was included within the “Woodland” order as the land is designated as Ancient and Semi Natural Woodland. The Ancient Woodland designation not only refers to trees, the soil with its seed bank and fungal spores are also important. There is therefore the potential that if left alone that regeneration will occur. A TPO can protect existing trees as well as the potential for new growth and future trees. This site currently has in excess of 20% tree coverage.
- 8 2. Trees requiring pruning or removal would first require a formal application to proceed. Removal of trees other than if dead or diseased are subject to a short application process for officers to view and agree if justified. Reasonable management of the trees would be looked on favourably.
- 9 3. Having visited this site a number of times to make an assessment of previous planning applications. I have made myself aware of the general condition of the woodland and its visibility within the public realm and public vantage points. If the trees were to be removed and transformed into a formal space, even over a period of time. I suggest that it would be to the detriment of the local area and the street scene.

Conclusion.

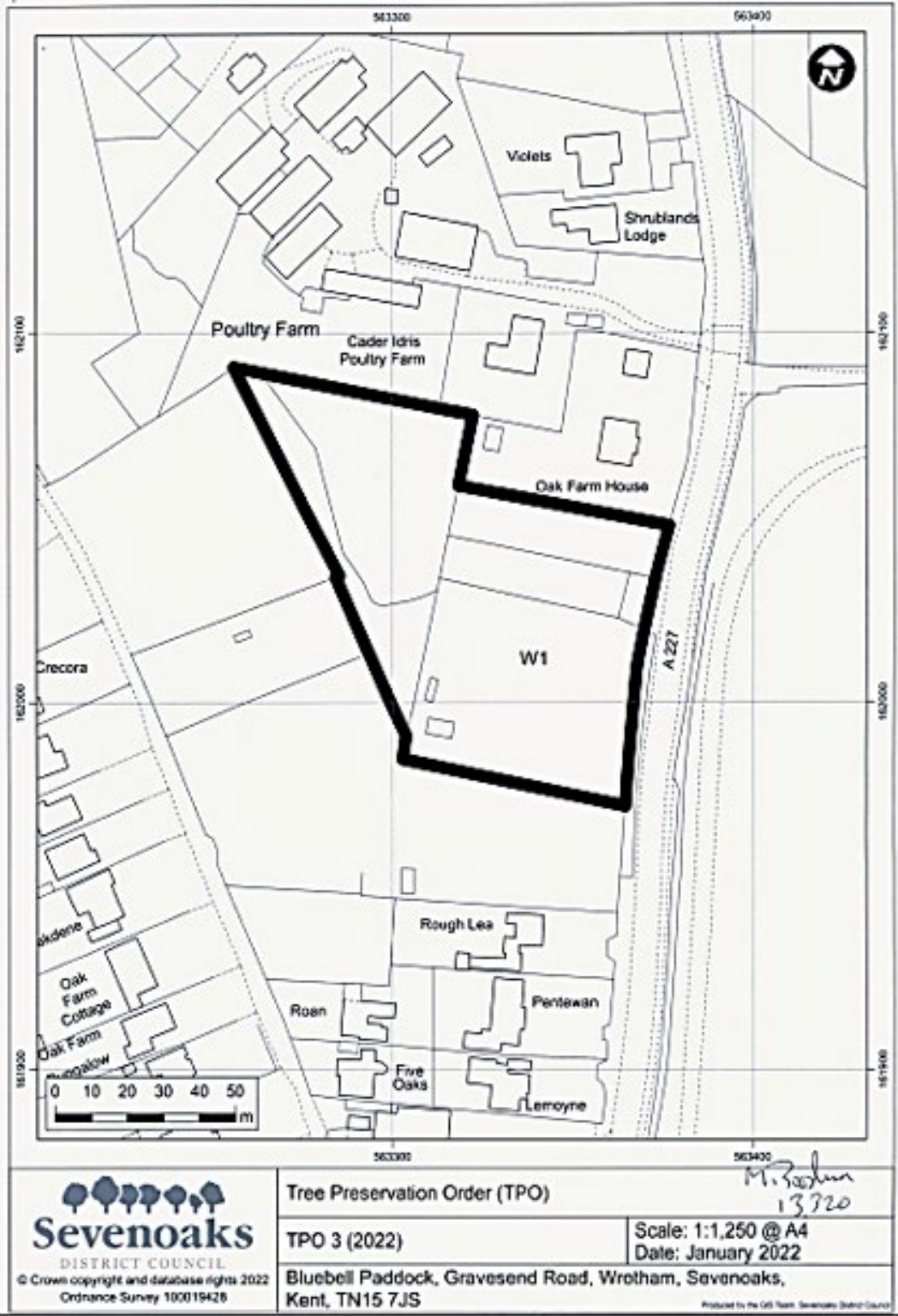
- 10 It is therefore my recommendation that TPO 3 of 2022 be confirmed without amendment.

TPO plan and Schedule 1 attached as (Appendix 1).

Contact Officer

Les Jones 01732 227000

Richard Morris
Chief Planning Officer



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Ordnance Survey 100019428

Tree Preservation Order (TPO)

TPO 3 (2022)

Bluebell Paddock, Gravesend Road, Wrotham, Sevenoaks,
Kent, TN15 7JS

Scale: 1:1,250 @ A4
Date: January 2022

Produced by the GIS Team, Sevenoaks District Council

SCHEDULE 1
SPECIFICATION OF TREES

Trees specified individually
(encircled in black on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation*</i>
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Trees specified by reference to an area
(Within a dotted black line on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation*</i>
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None

Groups of trees
(Within a broken black line on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation*</i>
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None

Woodlands
(Within a continuous black line on the map)

<i>Reference on Map</i>		<i>Situation*</i>
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Bluebell Paddock, Wrotham Road.

W1

Mixed tree species

* complete if necessary to specify more precisely the position of the trees.